079.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,289,500 /	1,289,500
					USE VALUE:	1,289,500 /	1,289,500
					ASSESSED:	1,289,500 /	1,289,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BRATTLE PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN MORGAN K
Owner 2:	HARRIS KAREN L
Owner 3:	
Street 1:	20 BRATTLE PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COHEN MORGAN K/HARRIS KAREN -
Owner 2:	-
Street 1:	20 BRATTLE PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3467 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13319.000	715,800		573,700	1,289,500
Total Card	0.306	715,800		573,700	1,289,500
Total Parcel	0.306	715,800		573,700	1,289,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.94 | /Parcel: 371.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49398
GIS Ref:
GIS Ref:
Insp Date: 05/12/09

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	715,800	0	13,319.	573,700	1,289,500	1,289,500	Year End Roll	12/18/2019
2019	101	FV	544,000	0	13,319.	573,700	1,117,700	1,117,700	Year End Roll	1/3/2019
2018	101	FV	544,000	0	13,319.	385,200	929,200	929,200	Year End Roll	12/20/2017
2017	101	FV	544,000	0	13,319.	368,800	912,800	912,800	Year End Roll	1/3/2017
2016	101	FV	380,800	0	13,319.	336,000	716,800	716,800	Year End	1/4/2016
2015	101	FV	200,600	4600	13,319.	270,500	475,700	475,700	Year End Roll	12/11/2014
2014	101	FV	200,600	4600	13,319.	241,800	447,000	447,000	Year End Roll	12/16/2013
2013	101	FV	200,600	4600	13,319.	229,500	434,700	434,700		12/13/2012

!6472!

PRINT

Date	Time
12/10/20	21:14:50

LAST REV

Date	Time
06/14/18	17:56:10
mmcmakin	

PAT ACCT. 6472

USER DEFINED

Prior Id # 1:	49398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHEN MORGAN K/	39667-261		6/24/2003	Family	99	No	No		
PRENDERGAST JAM	33427-282		8/10/2001	Family	436,000	No	No		
	7290-538		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	676	Heat App	20,000		6/16/2015			Install multi duct
6/11/2015	665	Solar Pa	34,884					Install 16 solar p
11/14/2014	1553	Foundati	25,000					New foundation.
9/25/2014	1260	Manual	25,000		9/25/2014			Reinforce existing
7/15/2014	839	Renovate	300,000					
5/1/2014	420	Addition	303,265					
4/2/2014	279	Demoliti	6,000					
1/12/2012	47	New Wind	5,000					replace 5 windows

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Info Fm Prmt	PC	PHIL C
6/5/2015	Permit Insp	PC	PHIL C
7/22/2014	Info Fm Prmt	PC	PHIL C
6/12/2014	Info Fm Prmt	PC	PHIL C
5/12/2009	Measured	197	PATRIOT
11/12/2001	MLS	MM	Mary M
11/14/2000	Hearing Chag	201	PATRIOT
2/16/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13319		Sq. Ft.	Site		0	70.	0.62	11									573,700						573,700	

Total AC/HA: 0.30576 | Total SF/SM: 13319 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 573,700 | Spl Credit | Total: 573,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95285547
Const Adj.:	0.99989998
Adj $ / SQ:	119.095
Other Features:	130215
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718628
Depreciation:	2875
Depreciated Total:	715753

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5		Baths: 2					HB 2		

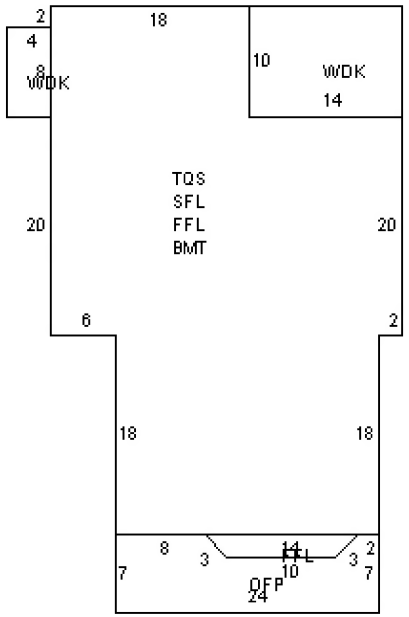
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,276	119.100	151,965
BMT	Basement	1,252	35.730	44,732
SFL	Second Floor	1,252	119.100	149,107
TQS	3/4 Story	939	119.100	111,830
WDK	Deck	172	11.810	2,032
OFP	Open Porch	144	27.960	4,026

Net Sketched Area:	5,035			Total:	463,692
Size Ad	3467	Gross Are	5348	FinArea	3467

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.10
Special Features:	0	Val/Su Net:	142.16
Final Total:	715800	Val/Su SzAd	206.46

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x8	A	AV	2015	0.00	T	3.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: